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Date: July 29, 2003
To: Whom it may concern
From: Board of Elevator Regulations
Subject: Sprinklers and Shunt trip circuit breakers

On May 14, 2002, the Board of Building Regulations and Standards did amend 780 CMR the Massachusetts State Building Code, Sections 904.1, which deleted the requirement for sprinklers in all elevator machine rooms, hoistways and pits.

On March 14, 2003, the Board of Elevator Regulations did file changes to 524 CMR the Massachusetts Elevator Regulations with the Secretary of State. Refer to Sec. 17.02 (20) of those regulations which requires removal of sprinkler heads and their piping from all locations where they were installed before or during the building code action. This change also required the removal or deactivation of the shunt trip circuit breakers in the elevator machine rooms.

Many buildings that were under construction prior to or during the building code change were given the option of installing the sprinklers as planned or filing revised plans covering the change and deleting them during construction.

The elevator regulations above are effective on Jan. 1, 2004.

After Jan. 1, 2004, and during the regular annual inspection of the elevators in any building by the Department of Public Safety, they will cite an owner advising him that the existence of sprinklers and the shunt trip circuit breakers are not in compliance with regulations and must be removed within 180 days.

Notice must be given to and a permit received from the Fire Department prior to the removal of any sprinklers from a building as required by MGL 148 Sec. 27A.

During the annual inspection the department will verify the existence of fire stopping that seals all holes made by the removal of the pipes. The inspection will include other new requirements for the removal of combustibles from that room and for the existence of required sign age on the machine room door. The Board encourages the Fire Services to participate in this enforcement.

The Department of Public Safety will also require a permit for the removal of the shunt trip operation of the circuit breaker to insure it has been deactivated.

Board approved 07/29/03

File/Murph/Spkler/shunt/FD

